



# EVELYN GANDY PARKWAY

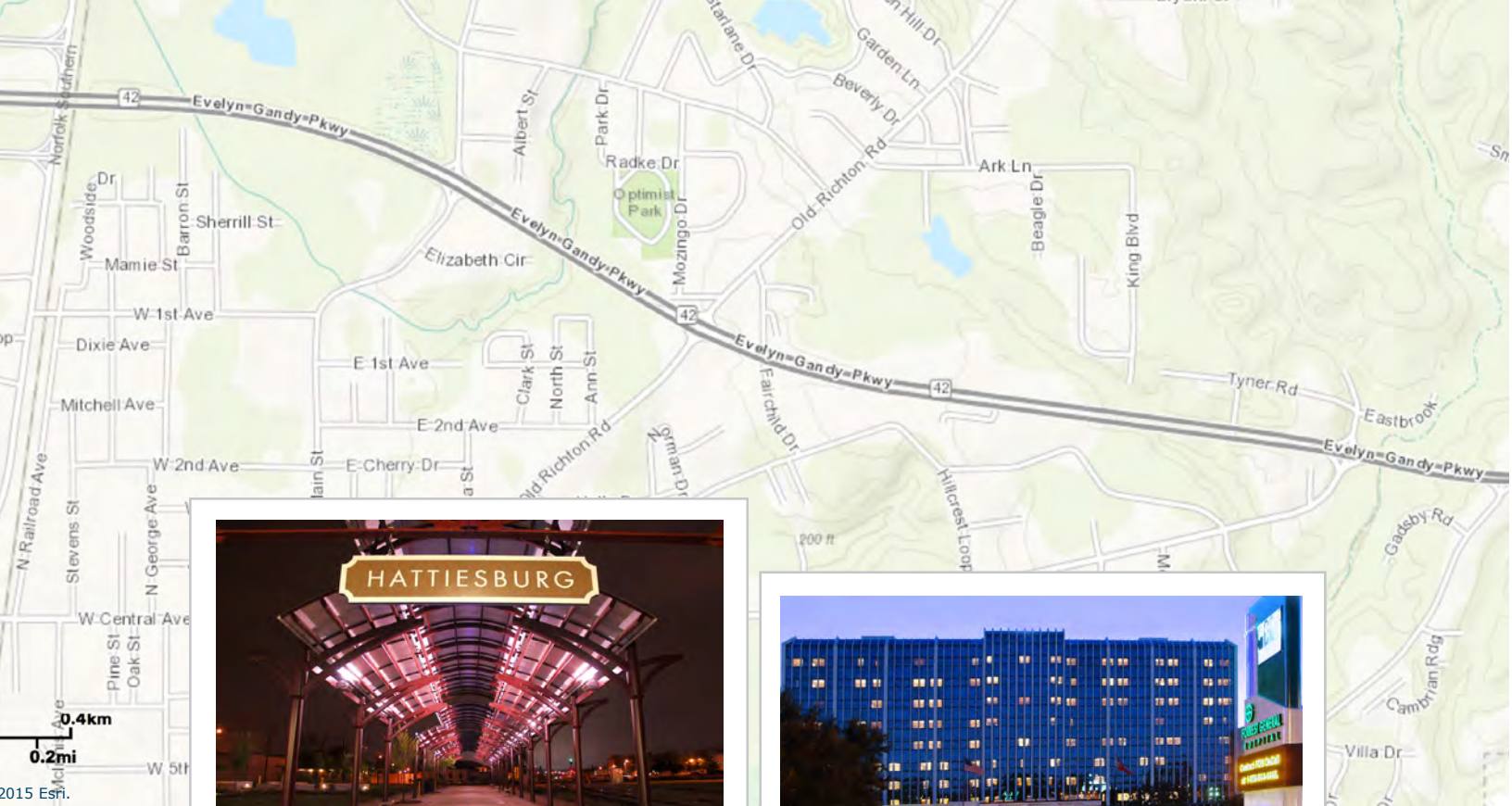
RETAIL PROPERTIES

**PETAL, MISSISSIPPI**



AREA DEVELOPMENT PARTNERSHIP  
GREATER HATTIESBURG MS





# CONTENT

# GREATER HATTIESBURG AT A GLANCE

Greater Hattiesburg is home to a vibrant culture, diverse economy, high quality of life and a world of opportunity. Covering a three county area in South Mississippi, the Hattiesburg Metropolitan Statistical Area encompasses Forrest, Lamar and Perry Counties, with a population of nearly 150,000. Nicknamed the Hub City, Hattiesburg is centrally located between Jackson, MS, Gulfport/Biloxi, MS, New Orleans, LA and Mobile, AL, offering a mix of big city advantages and small town charm.

## RETAIL DEVELOPMENT AND PROJECT MANAGEMENT

The economic development division at the Area Development Partnership (ADP) provides a comprehensive project management approach to retail development. This assistance is available to businesses of all sizes from small boutique stores to multinational corporations investing in restaurants and retail stores. Retail development assistance is available for all aspects of the development phase including but not limited to: overall market analysis, marketing trends, comparison studies, real estate selection, recommendations for construction services and other project needs, as well as assistance with all permitting needs. The economic development team works closely with commercial realtors to stay abreast regarding available commercial buildings and greenfield sites.

There are many key areas ready for increased retail development throughout Greater Hattiesburg. The economic development team at the Area Development Partnership is ready to help analyze these different areas, find suitable locations within each, and guide you through the start-up phase. If you are interested in Greater Hattiesburg, allow our Economic Development Division to go to work for you and help you get established in the marketplace at the right location in a timely fashion.

The City of  
Hattiesburg ranks  
**#2**  
in the state for total  
retail sales.  
(MDOR FY 2018)



Hattiesburg has  
ranked in the  
**TOP 50**  
for Restaurant  
Growth for the past  
five years. (Nielsen)

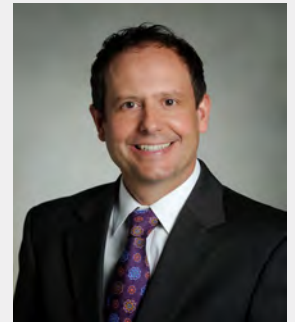


## CONTACT US



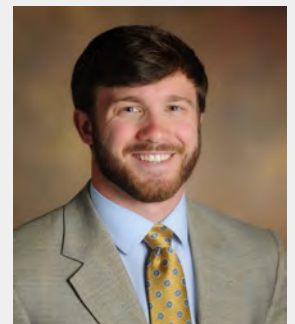
**TODD JACKSON**

Executive Vice President of  
Economic Development  
601-296-7509  
[t.jackson@theadp.com](mailto:t.jackson@theadp.com)



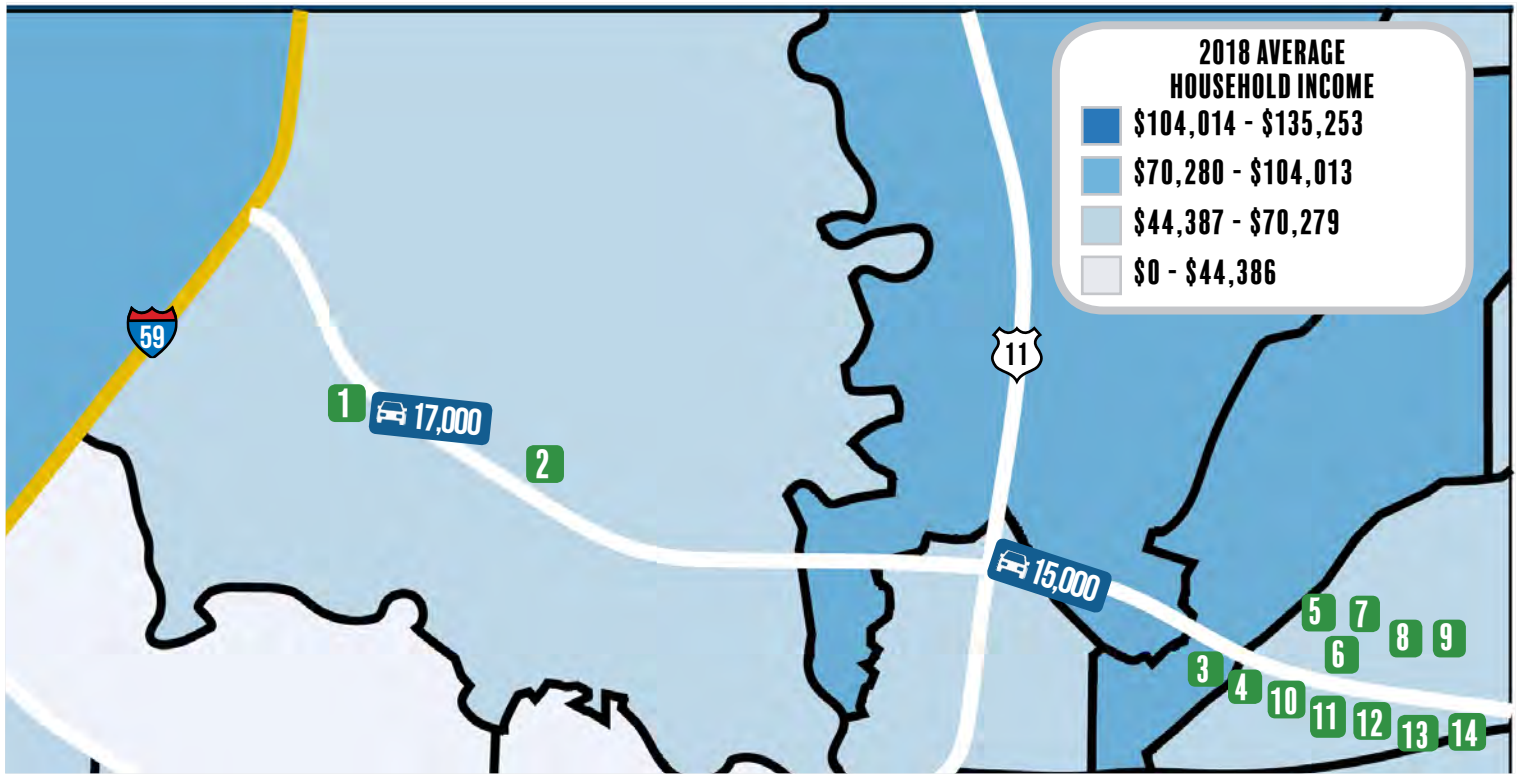
**CHAD NEWELL**

President  
601-296-7513  
[c.newell@theadp.com](mailto:c.newell@theadp.com)



**MARKUS SIMMONS**

Project Manager  
601-296-7510  
[m.simmons@theadp.com](mailto:m.simmons@theadp.com)





# AVAILABLE PROPERTY



**\$3.3B**  
IN METRO  
RETAIL SALES  
FOR 2018  
(MDOR FY 2018)



**83.6**  
ANNUAL COST OF  
LIVING 2018  
(COLI 2018)



**46,636**  
POPULATION  
WITHIN 5 MILES  
(ESRI 2018 )



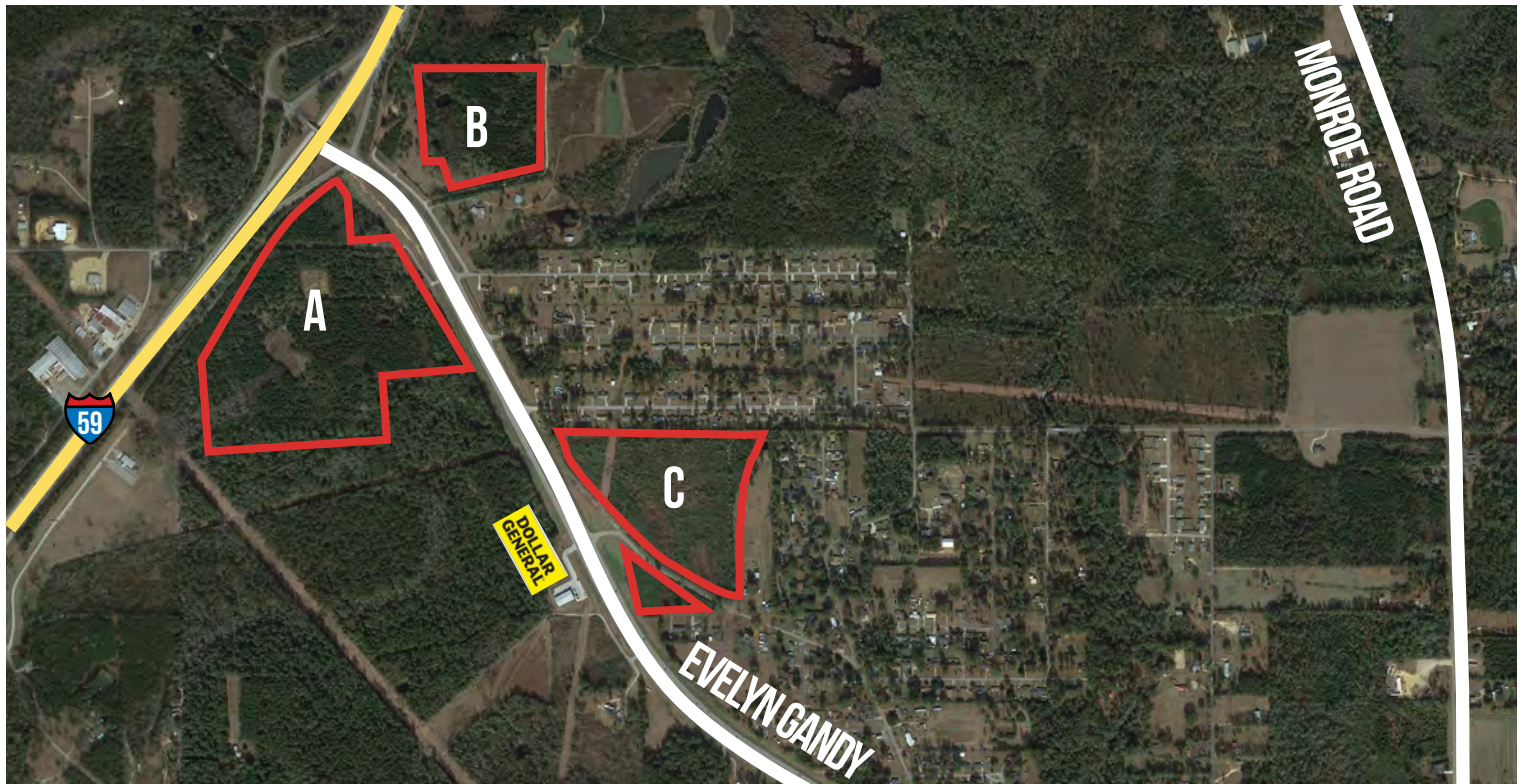
**29%**  
LOWER COST OF HOUSING  
THAN NATIONAL AVERAGE  
(COLI 2018)



**16,000**  
AVERAGE TRAFFIC COUNT  
(MDOT)



# AVAILABLE PROPERTY



## PROPERTY A

22 ACRES



### LARGE PROPERTY NEAR INTERSTATE

- 22 acres +/-
- Frontage on I-59 and the Evelyn Gandy Parkway
- Will Divide
- Existing median and entry road

### PIERCE REALTY, INC.

- Contact: Darian Pierce
- Office: 601.264.6506
- Email: [darian@piercerealtyinc.com](mailto:darian@piercerealtyinc.com)





## PROPERTY B

12 ACRES



### I-59 AT EVELYN GANDY PARKWAY NE RAMP

- 12 acres +/- total
- \$6.50/sq. ft



### LONDON & STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



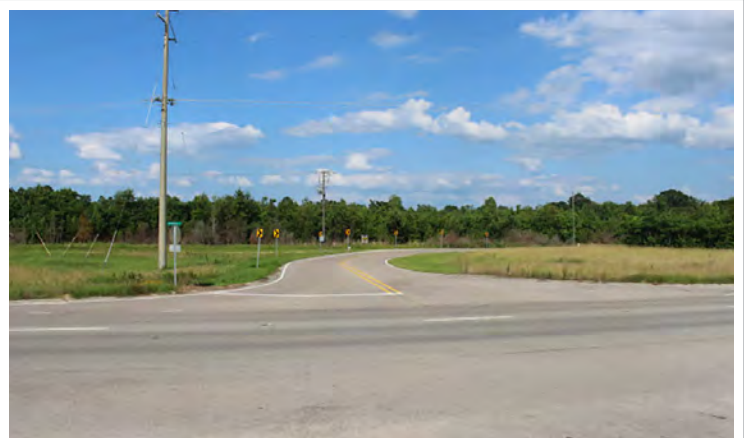
## PROPERTY C

25 ACRES



### LARGE PROPERTY NEAR INTERSTATE

- 25 acres +/-
- 22 acres with 3.25 acres across Eatonville Rd.
- Will divide
- Existing median and entry road
- At entrance of residential area



### UNIVERSITY REALTY COMPANY

- Contact: David Cargill, Broker / Part Owner
- Office: 601.583.4008
- Cell: 601.466.7366
- Email: david.kim.cargill@gmail.com

**UNIVERSITY REALTY  
COMPANY**



# AVAILABLE PROPERTY



## PROPERTY D

17.5 ACRES



### FRONTAGE PROPERTY NEAR INTERSTATE

- 17.5 acres +/- total
- Will divide
- Existing frontage road and median cut
- Can be combined with surrounding property



### PRIVATELY OWNED

- Contact: Bo Hall, Owner
- Home: 601.583.0726
- Cell: 601.606.1141
- Email: [bhall@southernco.com](mailto:bhall@southernco.com)





## PROPERTY E

7.3 ACRES



### FRONTAGE PROPERTY NEAR INTERSTATE

- 7.3 acres +/- total
- Will divide
- Existing median cut

### PRIVATELY OWNED

- Contact: Bobby Eure, Owner
- Cell: 601.550.8337
- Email: beure@aol.com



## PROPERTY F

3.6 ACRES



### LARGE PROPERTY NEAR INTERSTATE

- 3.6 acres +/-
- Will divide
- Existing median and cut road

### PRIVATELY OWNED

- Contact: Bobby Eure, Owner
- Office: 601.550.8337
- Email: beure@aol.com



# AVAILABLE PROPERTY



## PROPERTY G

7.22 ACRES



### FRONTAGE PROPERTY NEAR INTERSTATE

- 7.22 acres +/- total
- For sale: \$337,000
- \$46,745/acre
- Access from Evelyn Gandy and Monroe Road
- Unzoned



### MISSISSIPPI COMMERCIAL REALTY, LLC

- Contact: Robert Hand, MBA, CCIM, SIOR
- Cell: 601.329.0579
- Email: [robert@mscommercialrealty.com](mailto:robert@mscommercialrealty.com)





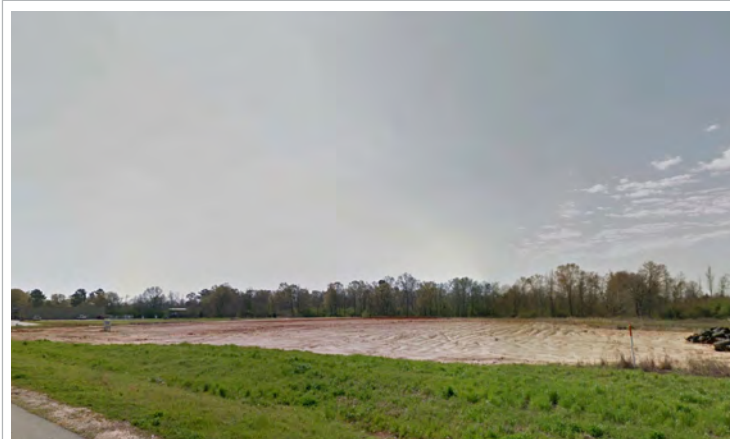
## PROPERTY H

10 ACRES



### FRONTAGE PROPERTY ON EVELYN GANDY

- 10 acres +/- total
- Will divide
- Sale / Lease / Build to suit



### LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: [andy@londonandstetelman.com](mailto:andy@londonandstetelman.com)



## PROPERTY I

23 ACRES



### PRIME REAL ESTATE

- 23 acres +/- total
- Multiple access points
- Located at major traffic signal



### LEFAN REALTY COMPANY

- Contact: Kerry Lefan, Broker/Appraiser
- Office: 601.583.4117
- Cell: 601.520.0256



LEFAN REALTY COMPANY



# AVAILABLE PROPERTY



## PROPERTY J

10 ACRES



### PRIME REAL ESTATE

- 10 acres +/- total
- Multiple access points
- Located at major traffic signal
- All Phase 1 due diligence completed
- Construction ready



### A&R FLYNT DEVELOPMENT

- Contact: Allen Flynt, President / Owner
- Office: 601.582.1818
- Cell: 601.549.0991
- Email: allen@aflynt.com



**A&R FLYNT DEVELOPMENT**



## PROPERTY K

16 ACRES



### PRIME REAL ESTATE

- 16 acres +/-
- Lot sizes can be adjusted to meet needs
- Frontage road available on Evelyn Gandy, Fairchild Road and Old Corinth Road



### RIGHTON TIE & TIMBER CO

- Contact: Ben Stevens, Co-Owner
- Office: 601.545.8222
- Cell: 601.270.6064
- Email: bstevens@rttlc.com



## PROPERTY L

7 ACRES



### FRONTAGE PROPERTY NEAR INTERSTATE

- 7 acres +/- total
- 1,165 ft of frontage
- Will divide
- Median cut and frontage road
- All Phase 1 due diligence complete
- All infrastructure complete



### A&R FLYNT DEVELOPMENT

- Contact: Allen Flynt, President / Owner
- Office: 601.582.1818
- Cell: 601.549.0991
- Email: allen@aflynt.com

**A&R FLYNT DEVELOPMENT**



# AVAILABLE PROPERTY



**PROPERTY M**

**2 ACRES**



## PRIME RETAIL LOCATION NEAR ANCHORS

- 2 acres +/- each parcel
- Will divide
- West of Lowes parking lot



## REALTY EXECUTIVES

- Contact: Steve Floyd
- Cell: 601.297.2004
- Office: 601.264.4622 ex. 212
- Email: sfloyd@svn.com





## PROPERTY N

3.95 ACRES



### PRIME RETAIL LOCATION NEAR ANCHORS

- 3.95 acres +/- total
- For Sale: \$1,376,500



### SVN | SOUTHGATE REALTY, LLC

- Contact: Joshua Blackledge
- Office: 601.323.0157
- Email: jblackledge@svn.com



## PROPERTY O

1 ACRE



### PRIME RETAIL LOCATION NEAR ANCHORS

- 0.79 acres +/- total
- Will divide
- Between existing retail



### SVN | SOUTHGATE REALTY, LLC

- Contact: Steve Floyd
- Cell: 601.297.2004
- Office: 601.264.4622 ex. 212
- Email: sfloyd@svn.com





# AVAILABLE PROPERTY



## PROPERTY P

130 ACRES



### PRIME LOCATION FOR MIXED-USE

- 130 +/- acres
- Will divide
- Master plan developed
- Infrastructure onsite
- Boulevard thoroughway provides abundant frontage



### HOWARD DEVELOPMENT

- Contact: Peter Howard, Owner
- Office: 404.222.9106
- Email: [peterhoward@howarddevelopment.com](mailto:peterhoward@howarddevelopment.com)



**HOWARD DEVELOPMENT**



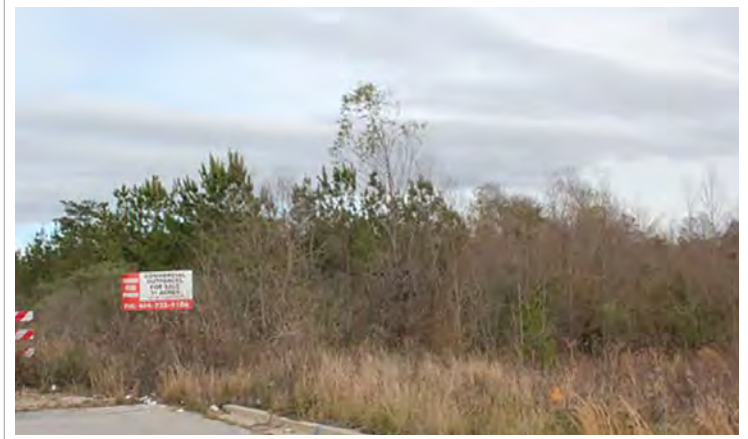
## PROPERTY Q

3.95 ACRES



### PRIME RETAIL LOCATION NEAR ANCHORS

- 3.95 acres +/- total
- For Sale: \$1,376,500



### KRW INC

- Contact: Kenneth West, Associate Broker, Realtor
- Office: 601.582.1106
- Email: krwi@comcast.net



**UNIVERSITY REALTY  
COMPANY**

## PROPERTY R

30 ACRES



### ABSOLUTE PRIME REAL ESTATE

- 30 acres +/-
- Will divide
- Located at major traffic signal



### LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com



**LONDON  
& STETELMAN**



# AVAILABLE PROPERTY



## PROPERTY S

3.25 ACRES



### ABSOLUTE PRIME REAL ESTATE

- 3.25 acres +/-
- Property cleared for development
- Will divide
- Evelyn Gandy Parkway Frontage

### LOWREY & FORTNER

- Contact: Erik Lowrey
- Office: 601.582.5015
- Cell: 601.297.0903
- Email: [info@lowreyandfortnerlaw.com](mailto:info@lowreyandfortnerlaw.com)





## PROPERTY T

2 ACRES



### 4 SPRINGFIELD ROAD

- 2 acres +/- total
- \$14.00/ sq. ft.
- Located on Petal's Primary Retail Corridor
- Hwy 42 Frontage : 210' +/-



### SVN | SOUTHGATE REALTY, LLC

- Contact: Steve Floyd
- Cell: 601.297.2004
- Office: 601.264.4622 ex. 212
- Email: sfloyd@svn.com



## PROPERTY U

18 ACRES



### PRIME REAL ESTATE

- 18 acres +/- total
- Will divide
- Located between Petal High School and retail corridor



### A&K VENTURES

- Contact: Allen Flynt
- Cell: 601.549.0991
- Email: allen@aflynt.com
- Contact: Kevin Lewis
- Cell: 601.606.9366
- Email: akvllc@yahoo.com



**A&K VENTURES**



# AVAILABLE RETAIL SPACE



## RETAIL SPACE A



### PRIME RETAIL SPACE

- Newly constructed shopping center
- Last space available
- Adjacent restaurants and retail



### LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: [andy@londonandstetelman.com](mailto:andy@londonandstetelman.com)





## RETAIL SPACE B

1,600-3,000 SQ. FT.



### RETAIL SPACE NEAR ANCHORS

- Four (4) spaces available
- 1,600 sq. ft. - 3,000 sq. ft.
- Adjacent to large grocery anchor



### SCHOSTAK REALTY

- Contact: Dan Fink
- Office: 260.456.9401
- Cell: 260.564.4024
- Email: fink@schostak.com



## RETAIL SPACE C

5,396 SQ. FT.



### FREE STANDING BUILDING

- Restaurant, street retail, tavern/bar/nightclub
- 5,396 sq. ft.
- Adjacent to restaurants and retail
- Land area 1.68 acres



### LONDON AND STETELMAN

- Contact: Andy Stetelman - SIOR, GRI
- Office: 601.268.8770 ext. 208
- Cell: 601.270.9933
- Email: andy@londonandstetelman.com





# AVAILABLE RETAIL SPACE



## RETAIL SPACE D

## MULTIPLE SPACES AVAILABLE



## MULTIPLE SPACES NEAR ANCHORS

- Fully renovated shopping center
- Adjacent to large grocery anchor
- Located between Petal High School and retail corridor



## SOUTHEASTERN REAL ESTATE

- Contact: Cory Brick
- Office: 601.261.1169
- Cell: 352.455.3295



**SOUTHEASTERN REAL ESTATE**





## Demographic and Income Profile

Petal, Mississippi 2  
Petal, Mississippi  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 31.34668  
Longitude: -89.26309

| Summary                         | Census 2010           |             | 2018     |         | 2023     |         |         |  |
|---------------------------------|-----------------------|-------------|----------|---------|----------|---------|---------|--|
| Population                      | 50,158                |             | 49,528   |         | 49,018   |         |         |  |
| Households                      | 18,996                |             | 18,693   |         | 18,414   |         |         |  |
| Families                        | 11,155                |             | 10,689   |         | 10,421   |         |         |  |
| Average Household Size          | 2.46                  |             | 2.48     |         | 2.49     |         |         |  |
| Owner Occupied Housing Units    | 9,572                 |             | 8,670    |         | 8,697    |         |         |  |
| Renter Occupied Housing Units   | 9,424                 |             | 10,023   |         | 9,717    |         |         |  |
| Median Age                      | 29.3                  |             | 31.3     |         | 32.3     |         |         |  |
| Trends: 2018 - 2023 Annual Rate | Area                  |             | State    |         | National |         |         |  |
| Population                      | -0.21%                |             | 0.27%    |         | 0.83%    |         |         |  |
| Households                      | -0.30%                |             | 0.28%    |         | 0.79%    |         |         |  |
| Families                        | -0.51%                |             | 0.15%    |         | 0.71%    |         |         |  |
| Owner HHs                       | 0.06%                 |             | 0.45%    |         | 1.16%    |         |         |  |
| Median Household Income         | 2.51%                 |             | 2.79%    |         | 2.50%    |         |         |  |
| Households by Income            |                       |             | 2018     |         | 2023     |         |         |  |
|                                 |                       |             | Number   | Percent | Number   | Percent |         |  |
|                                 | <\$15,000             |             | 4,626    | 24.7%   | 4,052    | 22.0%   |         |  |
|                                 | \$15,000 - \$24,999   |             | 2,577    | 13.8%   | 2,240    | 12.2%   |         |  |
|                                 | \$25,000 - \$34,999   |             | 1,739    | 9.3%    | 1,575    | 8.6%    |         |  |
|                                 | \$35,000 - \$49,999   |             | 2,632    | 14.1%   | 2,590    | 14.1%   |         |  |
|                                 | \$50,000 - \$74,999   |             | 3,304    | 17.7%   | 3,526    | 19.1%   |         |  |
|                                 | \$75,000 - \$99,999   |             | 1,711    | 9.2%    | 1,949    | 10.6%   |         |  |
|                                 | \$100,000 - \$149,999 |             | 1,364    | 7.3%    | 1,656    | 9.0%    |         |  |
|                                 | \$150,000 - \$199,999 |             | 444      | 2.4%    | 503      | 2.7%    |         |  |
| \$200,000+                      |                       | 296         | 1.6%     | 324     | 1.8%     |         |         |  |
| Median Household Income         |                       |             | \$36,722 |         | \$41,571 |         |         |  |
| Average Household Income        |                       |             | \$50,505 |         | \$57,193 |         |         |  |
| Per Capita Income               |                       |             | \$19,868 |         | \$22,297 |         |         |  |
| Population by Age               | Census 2010           |             | 2018     |         | 2023     |         |         |  |
|                                 | Number                | Percent     | Number   | Percent | Number   | Percent |         |  |
|                                 | 0 - 4                 | 3,659       | 7.3%     | 3,356   | 6.8%     | 3,314   | 6.8%    |  |
|                                 | 5 - 9                 | 3,128       | 6.2%     | 3,023   | 6.1%     | 2,938   | 6.0%    |  |
|                                 | 10 - 14               | 3,029       | 6.0%     | 2,838   | 5.7%     | 2,807   | 5.7%    |  |
|                                 | 15 - 19               | 4,423       | 8.8%     | 3,818   | 7.7%     | 3,754   | 7.7%    |  |
|                                 | 20 - 24               | 6,822       | 13.6%    | 6,195   | 12.5%    | 5,797   | 11.8%   |  |
|                                 | 25 - 34               | 8,030       | 16.0%    | 8,264   | 16.7%    | 7,842   | 16.0%   |  |
|                                 | 35 - 44               | 5,461       | 10.9%    | 5,688   | 11.5%    | 6,035   | 12.3%   |  |
|                                 | 45 - 54               | 5,732       | 11.4%    | 5,042   | 10.2%    | 4,859   | 9.9%    |  |
|                                 | 55 - 64               | 4,417       | 8.8%     | 4,955   | 10.0%    | 4,759   | 9.7%    |  |
|                                 | 65 - 74               | 2,795       | 5.6%     | 3,547   | 7.2%     | 3,816   | 7.8%    |  |
|                                 | 75 - 84               | 1,801       | 3.6%     | 1,875   | 3.8%     | 2,186   | 4.5%    |  |
|                                 | 85+                   | 861         | 1.7%     | 926     | 1.9%     | 912     | 1.9%    |  |
|                                 | Race and Ethnicity    | Census 2010 |          | 2018    |          | 2023    |         |  |
|                                 |                       | Number      | Percent  | Number  | Percent  | Number  | Percent |  |
| White Alone                     |                       | 25,320      | 50.5%    | 23,974  | 48.4%    | 22,986  | 46.9%   |  |
| Black Alone                     |                       | 22,487      | 44.8%    | 22,856  | 46.1%    | 23,046  | 47.0%   |  |
| American Indian Alone           |                       | 127         | 0.3%     | 129     | 0.3%     | 130     | 0.3%    |  |
| Asian Alone                     |                       | 323         | 0.6%     | 595     | 1.2%     | 817     | 1.7%    |  |
| Pacific Islander Alone          |                       | 21          | 0.0%     | 21      | 0.0%     | 21      | 0.0%    |  |
| Some Other Race Alone           |                       | 1,137       | 2.3%     | 1,114   | 2.2%     | 1,089   | 2.2%    |  |
| Two or More Races               |                       | 743         | 1.5%     | 839     | 1.7%     | 928     | 1.9%    |  |
| Hispanic Origin (Any Race)      |                       | 2,148       | 4.3%     | 2,088   | 4.2%     | 2,085   | 4.3%    |  |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

May 07, 2019





**AREA DEVELOPMENT PARTNERSHIP**  
**GREATER HATTIESBURG MS**

